

FOR LEASE

Ground Lease or Build-to-Suit Opportunity

3545 Rochester Road
Troy, MI



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3545 Rochester Road Troy, MI

Retail, Office and Medical

Prime Location

Situated in a highly sought-after area, this office space offers easy access to major highways, and nearby business hubs, ensuring maximum convenience for both employees and clients.

Ground Lease or Build-to-Suit Opportunity

The 0.46-acre pad site is immediately available, offering a rare opportunity for businesses seeking a well-located development parcel.

Exceptional Visibility

With more than 42,000 vehicles passing the property daily, the site benefits from strong exposure and continuous traffic throughout the day.

Affluent Customer Base

The surrounding area boasts exceptional demographics, with average household incomes exceeding \$130,000 within a five-mile radius.

Dense Residential Population

More than 118,000 residents live within five miles of the property, providing a substantial customer base and workforce presence.

Business & Residential Synergy

A balanced mix of established residential neighborhoods and thriving commercial activity creates a strong environment for long-term business success.

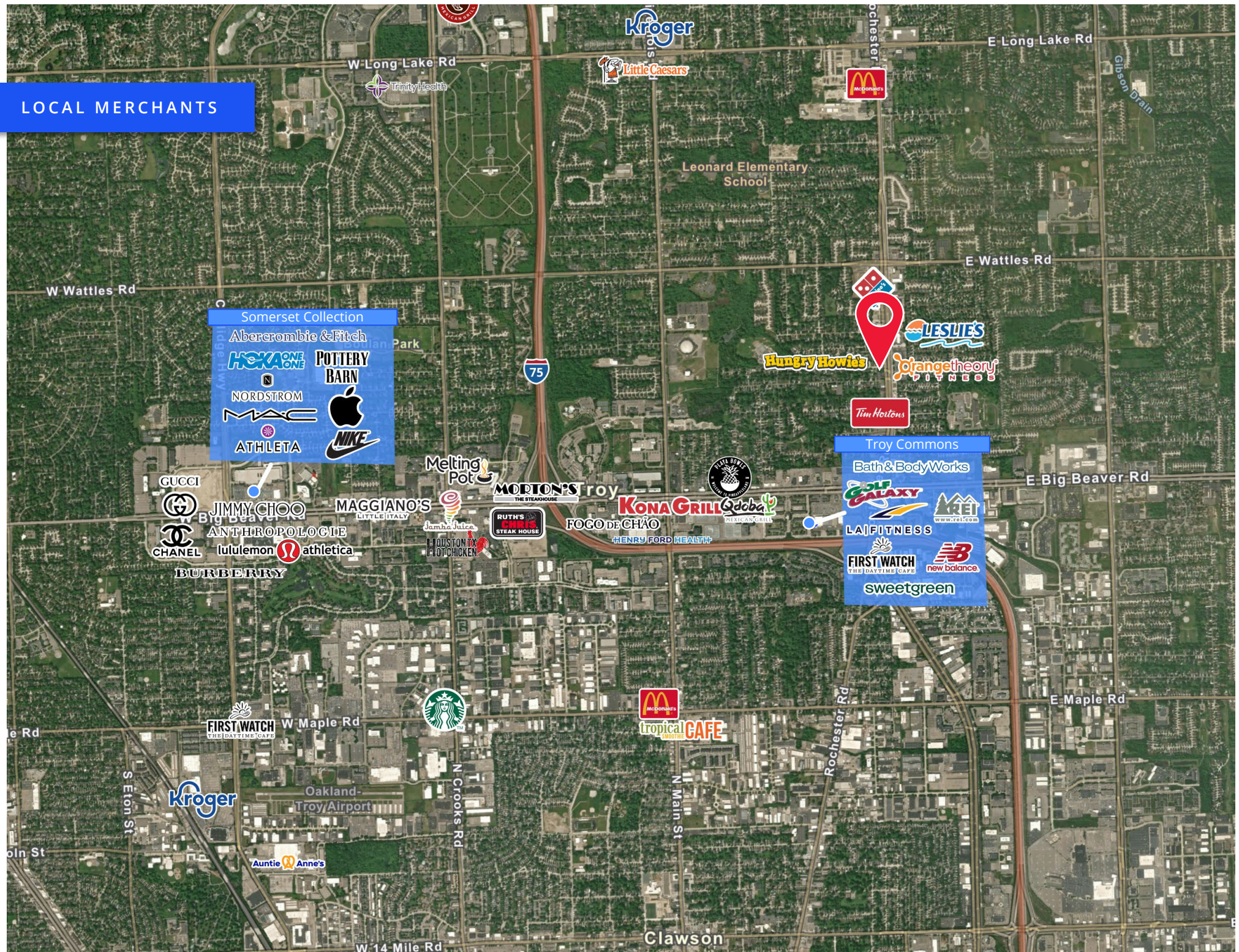
Established Commercial Hub

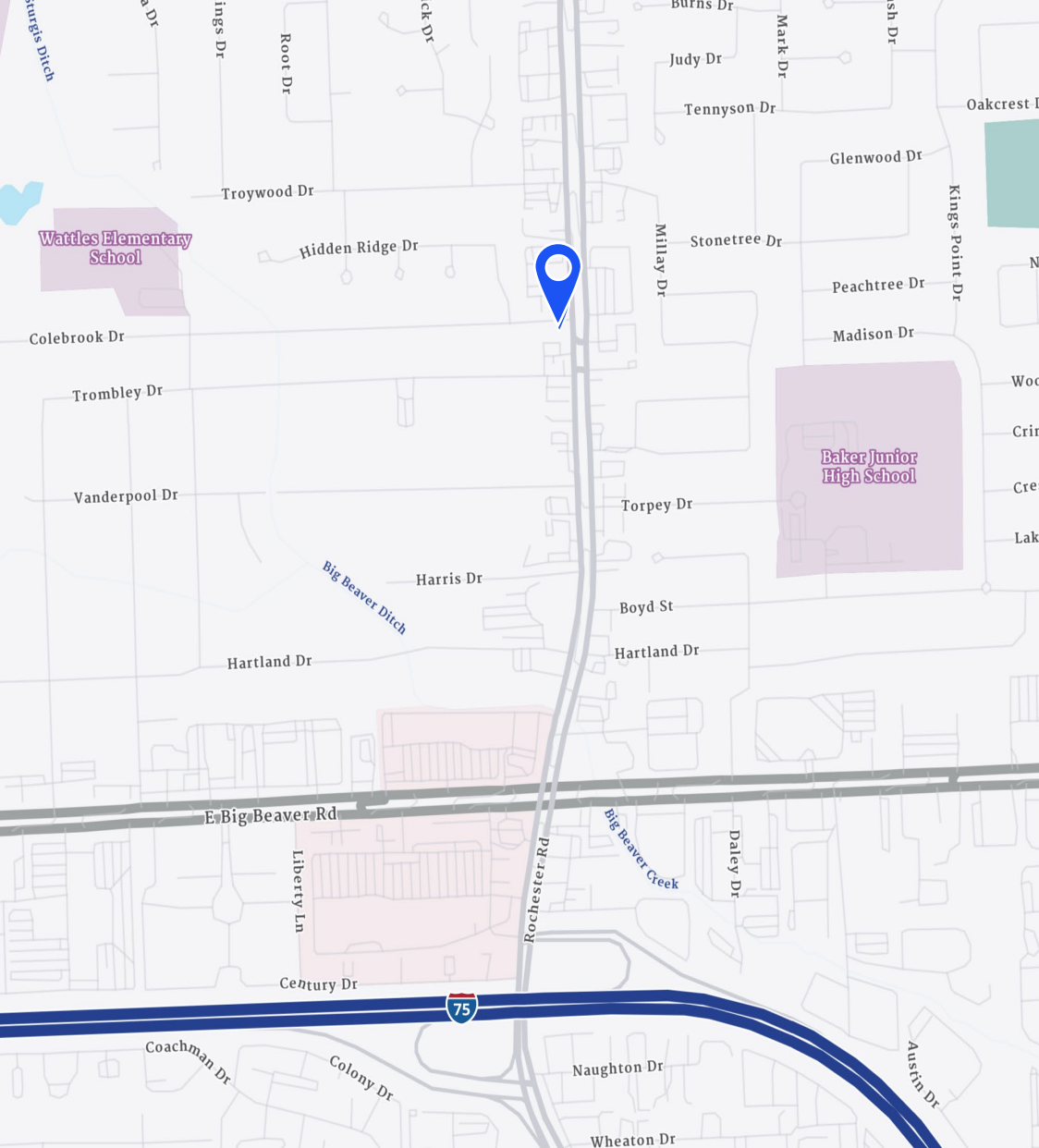
The property is surrounded by approximately 8.4 million square feet of office and retail space within a two-mile radius, driving consistent consumer and employee traffic.

Unmatched Regional Connectivity

Located less than one mile from I-75 and the Big Beaver intersection, the site offers convenient access to Woodward Avenue, M-59, M-53, and the greater Metro Detroit market.

LOCAL MERCHANTS





Ground Lease or BTS on Rochester Road in Troy, MI

- The area features a median household income of \$105,214 and an average household income of \$138,818, providing significant consumer spending power for businesses.
- More than 248,000 residents and over 104,000 households live within a five-mile radius, creating a large and stable customer base.
- A daytime population exceeding 312,000 supports sustained commercial activity and increased visibility.
- With a median age of 41.6 years, the area attracts a balanced mix of professionals, families, and long-term residents, contributing to consistent market demand.

Population	248,828
Households	104,272
Median household Income	\$105,214
Average household income	\$138,818
Median age	41.6
Daytime population	312,792



[View Full Demographics](#)

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